

Amendment No. #

to

Mississauga Official Plan 2051

By-law No. _____

A by-law to Adopt Mississauga Official Plan Amendment No. #

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an official plan amendment thereto;

AND WHEREAS in accordance with O Reg 525/97, an official plan amendment is exempt from the approval of the Minister of Municipal Affairs and Housing;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan 2051 regarding the development of three new apartment buildings accompanying one previously approved apartment building and two existing apartment buildings at 1850 Rathburn Road East and 4100 Ponytrail Drive in the Rathwood Neighbourhood Character Area which requires revisions to the existing special site policy 17.130 Site 130 in effect for the subject lands;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. # to Mississauga Official Plan 2051, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2026.

Signed _____
MAYOR

Signed _____
CLERK

Amendment No. #
to
Mississauga Official Plan 2051

The following text attached constitutes Amendment No. #.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated XXX, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to permit the development of four apartment buildings on the subject lands (where two already exist and one of the four apartment buildings has been approved by the Committee of Adjustment) and to delete and replace the existing special site policy 17.130 Site 130 with updated policies.

LOCATION

The lands affected by this Amendment are located on the south side of Rathburn Road East/Ponytrail Drive, at the intersection where these roads split, north of Maple Ridge Drive and municipally known as 1850 Rathburn Road East and 4100 Ponytrail Drive. The subject lands are located in the Rathwood Neighbourhood Character Area, as identified in the Mississauga Official Plan 2051.

BASIS

The Mississauga Official Plan 2051 was adopted by Council on April 16, 2025 and it has subsequently been approved with modifications by the Ministry of Municipal Affairs and Housing on March 24, 2026.

The subject lands are designated Residential High-Rise which permits dwelling units in buildings that are above eight storeys, with a maximum height as specified in the Special Site provisions. The designation also permits townhouse and apartment buildings up to four storeys, and limited non-residential uses at grade. The subject lands are within an area subject to Special Site policies. The policies, under special site policy 17.130 Site 130, permit two apartment dwellings with a maximum height of 12 and 15 storeys in addition to the two existing apartment dwellings of 18 storeys each. The proposed Special Site policies will permit the two existing apartment buildings as well as the proposed four additional apartment buildings with a maximum height of 25 storeys.

An Official Plan Amendment is required to amend the Special Site Policy which currently restricts apartment development to only four apartment dwellings with prescribed heights.

The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal is consistent with various Provincial planning frameworks, including the Provincial Planning Statement, the Region of Peel Official Plan (April 2022) as approved with Provincial modifications maintained through Bill 150 and Bill 162 and housekeeping revisions, and the City of Mississauga Official Plan 2051. The proposal is aligned with and contributes towards the implementation of Provincial and City housing objectives and targets.
2. The proposal meets the intent, goals, and objectives of the Mississauga Official Plan.
3. The lands are suitable for the proposed uses and are compatible with

existing and potential future uses. The existing land use policy permits apartments and is proposing only two additional apartment buildings beyond what is currently permitted on a large overall site.

4. The site is adequately served and provides connections to a variety of public transportation options, community services and schools, as well as institutional, retail commercial, and open spaces. The proposed development can utilize existing servicing in an efficient manner.
5. The proposal seeks to further diversify the Rathwood Neighbourhood Character Area housing stock by introducing new rental apartment dwellings through infill development which this area of the City is lacking. Furthermore, unit sizes will range in size to appeal to different household sizes and income levels. Introducing a new and more diverse apartment development to the Rathwood Neighbourhood Character Area will allow many households including existing or future families to enjoy and make use of the surrounding community amenities and features the Rathwood community has to offer.
6. The proposal has regard for the surrounding neighbourhood development and context by including appropriate buffers, setbacks, building and site layout, building massing, and streetscape considerations.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Mississauga Official Plan 2051 is hereby amended as follows:

Text Amendments to the Rathwood Neighbourhood Character Area policies of Mississauga Official Plan 2051

1. Section 17.130, Special Site Policies, Rathwood Neighbourhood Character Area, of Mississauga Official Plan, is hereby amended by deleting Section 17.130 Site 130 and replacing with the following:
 - 17.130 Site 130
 - 17.130.1 The lands identified as Special Site 130 are located west of the intersection of Rathburn Road East and Ponytrail Drive and north of Maple Ridge Drive.
 - 17.130.2 Notwithstanding the policies of this Plan, the following additional policies will apply:
 - a. apartment dwellings with a maximum height of 25 storeys for one building, and a maximum height of 20 storeys for all other buildings;
 - b. The provisions of policy 10.2.5.11 b) will also apply up to the second storey.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan 2051 will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Mississauga Official Plan 2051 as adopted by Council on April 16, 2025 and subsequently modified and approved by the Ministry of Municipal Affairs and Housing on March 24, 2026.

INTERPRETATION

The provisions of Mississauga Official Plan 2051, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan 2051.

APPENDIX I
PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on XXX in connection with this proposed Amendment.

At the Public Meeting, comments were received by area residents regarding various matters including xxx.

APPENDIX II

City Planning and Development Committee Report – Dated XXX, 2026

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MAYOR

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